

Registration Date:	15-Apr-2013	Applic. No:	P/06960/017
Officer:	Ann Mead	Ward:	Baylis and Stoke
		Applic type:	Major
		13 week date:	
Applicant:	Mrs. Maureen Ricketts, Baylis Court School		
Agent:	Mr. Steven Owen, PDD Architects Chancery House, 199, Silbury Boulevard, Milton Keynes, MK9 1JN		
Location:	Baylis Court School For Girls, Gloucester Avenue, Slough, SL1 3AH		
Proposal:	ERECTION OF A TWO STOREY SIDE EXTENSION TO PROVIDE 12 TEACHING CLASSROOMS, STORE ROOMS, OFFICE AND TOILETS		

Recommendation: Delegate to the Strategic Lead Planning Policy

1.0 SUMMARY OF RECOMMENDATION

- 1.1 This application has been referred to the Planning Committee for consideration as the application is for a Major Development.
- 1.2 Having considered the relevant policies set out below, and all other relevant material considerations, it is recommended that the application be delegated to the Strategic Lead Planning Policy for formal determination following consideration of the travel plan, completion of a Section 106 Agreement and finalising of conditions.

PART A: BACKGROUND

2.0 Proposal

- 2.1 This is a full planning application for the proposed demolition of a row of single storey classrooms and the erection of a two storey side extension to the art and media centre to provide 12 teaching classrooms, store rooms, office and toilets.
- 2.2 At ground floor level, it is proposed to provide 6 classrooms (2 at 66.3m², 2 at 66.4m², 2 at 66.7m² with a store room and plant having external door access/egress, with the remainder having internal access/egress to the 3 store rooms, workbase, office and toilet facilities. The first floor level, is proposed to provide 6 classrooms (2 at 66.3m², 2 at 66.4m², 2 at 66.7m² with 2 store rooms, workbase, office and a conference room at 49.9m².
- 2.3 The application originally consisted of a drop off area for parent's vehicles accessed via Hampshire Avenue and following negotiations this element has been omitted from the scheme.

3.0 Application Site

- 3.1 The use of the site is established for Class D1 secondary education purposes. The school buildings are grouped to face the Gloucester Avenue and Hampshire Avenue junctions. The school playing fields are to the east behind the school building and the site area is 57,349 square metres.
- 3.2 The surrounding area is predominantly residential in nature with Granville Playing Fields to the rear of the site.

4.0 Site History

- 4.1 P/06960/000 ERECTION OF A 2.4M HIGH CHAINLINK FENCING TO PART OF WESTERN BOUNDARY.

Approved with Conditions 16-Jan-1986

P/06960/001 ERECTION OF TEMPORARY CLASSROOM

Approved with Conditions 05-May-1987

P/06960/002 REPLACEMENT OF CLASSROOM

Approved with Conditions 30-Oct-1991

P/06960/003 ERECTION OF CLASSROOM BLOCK (REG 3)

Approved with Conditions 25-Apr-1995

P/06960/004 ERECTION OF SIX MODULAR CLASSROOMS (REG 3)

Approved with Conditions 30-Apr-1996

P/06960/005 RETENTION OF MODULAR BUILDING AS CLASSROOMS FOR A
TEMPORARY PERIOD

Approved with Conditions 12-Feb-1997

P/06960/006 RETENTION OF MODULAR BUILDING AS CLASSROOM FOR A
TEMPORARY PERIOD

Approved (Limited Period Permission) 09-Oct-2000

P/06960/007 ERECTION OF A SINGLE STOREY CLASSROOM

Approved with Conditions 31-Jan-2002

P/06960/008 ERECTION OF TWO METRE HIGH CHAINLINK FENCING ON PART
OF SOUTHERN BOUNDARY AND RENEWAL OF EXISTING GATE
AND FENCE ON SOUTHERN BOUNDARY

Approved with Conditions; Informatives 20-May-2004

P/06960/009 FOR THE RETENTION OF MODULAR CLASSROOM FOR A
TEMPORARY PERIOD

Approved (LPP); Informatives 06-Oct-2005

P/06960/010 ERECTION OF A SINGLE STOREY PITCHED ROOF BUILDING
COMPRISING OF FOUR NO. CLASSROOMS AND CHANGING
ROOM FACILITIES

Approved with Conditions; Informatives 18-Apr-2006

P/06960/011 ERECTION OF A CONSERVATORY WITHIN ENCLOSED COURTYARD.

Approved with Conditions; Informatives 10-Oct-2006

P/06960/012 ERECTION OF A PORCH WITH A MONO-PITCHED ROOF

Approved with Conditions; Informatives 10-Oct-2006

P/06960/013 CONSTRUCTION OF A MODULAR GARAGE ENCLOSURE.

Approved with Conditions; Informatives 07-Jul-2009

P/06960/014 DEMOLITION OF EXISTING MODULAR CLASSROOM AND ERECTION OF A TEMPORARY MODULAR CLASSROOM, WITH ACCESS RAMP AND GUARD RAILS.

Approved (LPP); Informatives 15-Jul-2009

P/06960/015 ERECTION OF NEW TEACHING FACILITY BUILDING TO INCLUDE DANCE STUDIOS, DRAMA STUDIOS, EXHIBITION SPACE, FIVE CLASSROOMS, SCHOOL RECEPTION, CYBER CAFE AND CHANGING ROOMS.

Approved with Conditions; Informatives 22-Sep-2009

P/06960/016 INSTALLATION OF 4NO. 6M HIGH LIGHTING COLUMNS TO THE CAR PARK (ON SOUTH WEST SIDE BOUNDARY)

Approved with Conditions; Informatives 23-Nov-2010

5.0 Neighbour Notification

5.1 138, Waterbeach Road, Slough, SL1 3JY, 23, Granville Avenue, Slough, SL2 1NA, 32, Granville Avenue, Slough, SL2 1NA, 22, Granville Avenue, Slough, SL2 1NA, 124, Waterbeach Road, Slough, SL1 3JY, 2a, Canterbury Avenue, Slough, SL2 1EQ, 2b, Canterbury Avenue, Slough, SL2 1EQ, 120, Waterbeach Road, Slough, SL1 3JY, 26, Granville Avenue, Slough, SL2 1NA, 37, Granville Avenue, Slough, SL2 1NA, 128, Waterbeach Road, Slough, SL1 3JY, 30, Granville Avenue, Slough, SL2 1NA, 112, Waterbeach Road, Slough, SL1 3JY, 84, Gloucester Avenue, Slough, SL1 3AX,

102, Waterbeach Road, Slough, SL1 3JY, 17, Granville Avenue, Slough, SL2 1ND, 33, Granville Avenue, Slough, SL2 1NA, 20, Granville Avenue, Slough, SL2 1NA, 118, Waterbeach Road, Slough, SL1 3JY, 24, Granville Avenue, Slough, SL2 1NA, 35, Granville Avenue, Slough, SL2 1NA, 22b, Granville Avenue, Slough, SL2 1NA, 22c, Granville Avenue, Slough, SL2 1NA, 77, Gloucester Avenue, Slough, SL1 3AN, Slough Methodist Church, Hampshire Avenue, Slough, SL1 3AQ, 132, Waterbeach Road, Slough, SL1 3JY, 106, Waterbeach Road, Slough, SL1 3JY, 38, Granville Avenue, Slough, SL2 1NA, 110, Waterbeach Road, Slough, SL1 3JY, 22a, Granville Avenue, Slough, SL2 1NA, 15, Granville Avenue, Slough, SL2 1ND, 122, Waterbeach Road, Slough, SL1 3JY, 136, Waterbeach Road, Slough, SL1 3JY, 126, Waterbeach Road, Slough, SL1 3JY, 31, Granville Avenue, Slough, SL2 1NA, 27, Granville Avenue, Slough, SL2 1NA, 140, Waterbeach Road, Slough, SL1 3JY, 18, Granville Avenue, Slough, SL2 1ND, 100, Waterbeach Road, Slough, SL1 3JY, 130, Waterbeach Road, Slough, SL1 3JY, 34, Granville Avenue, Slough, SL2 1NA, 116, Waterbeach Road, Slough, SL1 3JY, 25, Granville Avenue, Slough, SL2 1NA, 21, Granville Avenue, Slough, SL2 1NA, 36, Granville Avenue, Slough, SL2 1NA, 104, Waterbeach Road, Slough, SL1 3JY, 16, Granville Avenue, Slough, SL2 1ND, 28, Granville Avenue, Slough, SL2 1NA, 29, Granville Avenue, Slough, SL2 1NA, 114, Waterbeach Road, Slough, SL1 3JY, 134, Waterbeach Road, Slough, SL1 3JY, 108, Waterbeach Road, Slough, SL1 3JY, 19, Granville Avenue, Slough, SL2 1NA, 98, Waterbeach Road, Slough, SL1 3JY, 54, Rutland Avenue, Slough, SL1 3AL, 56, Rutland Avenue, Slough, SL1 3AL, 58, Rutland Avenue, Slough, SL1 3AL, 60, Rutland Avenue, Slough, SL1 3AL, 62, Rutland Avenue, Slough, SL1 3AL, 64, Rutland Avenue, Slough, SL1 3AL, 66, Rutland Avenue, Slough, SL1 3AL, 68, Rutland Avenue, Slough, SL1 3AL, 70, Rutland Avenue, Slough, SL1 3AL, 72, Rutland Avenue, Slough, SL1 3AL, 50, Rutland Avenue, Slough, SL1 3AL, 52, Rutland Avenue, Slough, SL1 3AL, 1, Pippin Close, Slough, SL2 1BG, 4, Pippin Close, Slough, SL2 1BG, 3, Pippin Close, Slough, SL2 1BG, 2, Pippin Close, Slough, SL2 1BG, 7, Pippin Close, Slough, SL2 1BG, 6, Pippin Close, Slough, SL2 1BG, 5, Pippin Close, Slough, SL2 1BG, 8, Pippin Close, Slough, SL2 1BG, 9, Pippin Close, Slough, SL2 1BG, 10, Pippin Close, Slough, SL2 1BG, 11, Pippin Close, Slough, SL2 1BG, 100b, Waterbeach Road, Slough, SL1 3JY, 100c, Waterbeach Road, Slough, SL1 3JY, 100f, Waterbeach Road, Slough, SL1 3JY, 100d, Waterbeach Road, Slough, SL1 3JY, 100e, Waterbeach Road, Slough, SL1 3JY, 100a, Waterbeach Road, Slough, SL1 3JY

Following the omission of the crossover and parent parking the above were consulted again on the 23rd September 2013 and no comments were received.

- 5.2 In accordance with Article 13 of The Town and Country Planning (Development Management Procedure) (England) Order 2010, a site notice was displayed at the site and the application was advertised in the 17th May 2013 edition of The Slough Express.
- 5.3 No objections received.
- 6.0 Consultation**
- 6.1 Environment Agency

Following the submission of further information the Environment Agency withdrew their objection to the scheme subject to the inclusion of 3 conditions.

6.2 Traffic and Road Safety/Highways Development

A Travel Plan has been submitted and is with the Transport Department. A Section 106 Agreement will be required for the implementation of the travel statement and to limit the school roll to 950 pupils.

6.3 Principal Engineer - Drainage

Following the submission of reservoir failure in the Flood Risk Assessment there are no objections from a drainage perspective.

PART B: PLANNING APPRAISAL

7.0 Policy Background

7.1 The following policies are considered most relevant to the assessment of this application:

National Planning Policy Framework and the Technical Guidance to the National Planning Policy Framework

The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document

Core Policy 1 – Spatial Strategy

Core Policy 5 – Employment

Core Policy 6 – Retail, Leisure and Community Facilities

Core Policy 7 – Transport

Core Policy 8 – Sustainability and the Environment

Core Policy 9 – Natural and Built Environment

Core Policy 10 – Infrastructure

Core Policy 11 – Social Cohesiveness

Core Policy 12 – Community Safety

The Local Plan for Slough, Adopted March 2004

Policy EN1 – Standard of Design

Policy EN2 – Extensions

Policy EN5 – Design and Crime Prevention

Policy T2 – Parking Restraint

Policy T8 – Cycling Network and Facilities

Policy OSC2 – Protection of School Playing Fields

Other Relevant Documents/Statements

Slough Borough Council Developer's Guide Parts 1-4

7.2 There are considered to be a number of issues relevant to the assessment of this application. The main issues are considered to be as follows:

- Principle of development
- Design and Impact on street scene
- Highways and transport
- Impact on neighbour amenity

8.0 Principle of Development

- 8.1 The use of the site is established for Class D1 secondary education purposes. The proposed development would provide 12 modern inclusive fit for purpose classroom facilities as well as providing additional storage and facilities.
- 8.2 Baylis Court School is an Academy with a 'Funding Agreement' which was drawn up by the School's Trustees and signed and sealed by the Secretary of State for Education.
- 8.3 Pupil numbers would not increase. There are understood to be 885 pupils at the school at present. Pupils are aged between 11-18 and all pupils are girls. There are 83 full time and 42 part-time members of staff.
- 8.4 The National Planning Policy Framework states at para. 72 that "local planning authorities should take a proactive, positive and collaborative approach to ... development that will widen choice in education." It goes on to state that Local Planning Authorities should give great weight to the need to create, expand or alter schools and work with schools promoters to identify and resolve key planning issues before applications are submitted.
- 8.5 Core Policy 11 of the Core Strategy supports the provision of new community facilities which serve the needs of local communities.
- 8.6 The supplementary text to Core Policy 5 of the Core Strategy which relates to employment identifies that there is a need for better education and training opportunities in order to improve the skills of some of the resident work force. It is envisaged that the current skills gap will be reduced over time as a result of the continuing success of students attending schools and colleges.
- 8.7 Furthermore, it is recognised that uses such as education are in themselves an important source of jobs. They are therefore classed as employment use for the purposes of the Core Strategy.
- 8.8 The proposal is considered to be acceptable in principle as it would provide improved facilities for pupils and is considered to comply with the National Planning Policy Framework, Core Policies 5, 6 and 11 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008.

9.0 Design and Impact on Street Scene

- 9.1 Core Policy 8 of the Core Strategy and Policies EN1 and EN2 of The Adopted Local Plan for Slough require that development shall be of a high quality design which shall respect its location and surroundings and provide amenity space and landscaping as an integral part of the design. The National Planning Policy Framework states that

good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

- 9.2 The proposed extension is two storey and at 7.3m in height maintains this height for the full extension, which is less than the arts and media centre constructed under Phase 1 of the school development at 9.6m reducing to 8.6m.
- 9.3 The proposed windows for the classrooms and conference room are wide and divided into 3 panes to provide natural light into the teaching environment. The windows servicing the store rooms, office and other facilities respect the height of the classroom windows but the width matches those in the arts and media building constructed under Phase 1 of the development.
- 9.4 The proposed building would be tied into the arts and media centre. The siting of the proposed buildings is considered to be subservient to the existing arts and media centre. The proposal is considered to respect the general pattern of development on the site in terms of maintaining the group of school buildings with the open playing fields to the east behind. Whilst the proposed building would be visible from both Pippin Close and Rutland Avenue, it is not considered that it would be overly prominent or visually intrusive and as such it is not considered to have an adverse impact on the street scene.
- 9.5 The proposed building is considered to be acceptable in design terms. Proposed materials would be cinnabar red multi facing brick, with the roof grey single ply membrane. Windows and external doors would be grey powder coated aluminium, with louvre panels, solid aluminium panels and tinted glazing for solar control.
- 9.6 The proposed flat roofed two storey extension is considered to be acceptable in design and street scene terms and would comply with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008; Policies EN1 and EN2 of The Adopted Local Plan for Slough 2004; and the National Planning Policy Framework.

10.0 Highways and Transport

- 10.1 The Transport Department have experience of parent vehicle parking schemes and it encourages parent's to drive children to school and adds to congestion, therefore the crossover of the cinder path to provide this facility was objected to on highway safety grounds. Following the omission of the drop off area for parent's vehicles parking over the cinder path the main issues in relation to highway and traffic matters are considered to be with regard to intensification of use of the site by an increase in pupil numbers, therefore a S106 Agreement together with a Travel Plan and Statement are required and further details on cycle stands and shelter.
- 10.2 As noted above, pupil numbers are not to increase at present. There are understood to be 885 pupils at the school at present. There are 123 members of staff and there may be a nominal increase in staff numbers associated with the proposal.
- 10.3 There are 101 no. car parking spaces on the site and these would be retained.

- 10.4 A school travel plan has been prepared and submitted to the Transport Department. The travel plan proposes measures that Baylis Court School will use to promote sustainable transport to and from the site.
- 10.5 The travel plan proposes measures to promote walking, cycling, car sharing and public transport. Road safety, awareness days and house points or a reward scheme will also be considered.
- 10.6 The Council's Transport consultant considers that a Section 106 Agreement will be required for the implementation of the travel plan and to limit the school roll numbers to 950 pupils.
- 10.7 These obligations, which are considered to comply with Regulation 122 of The Community Infrastructure Levy Regulations 2010, will be secured through a Section 106 Agreement and the imposing of conditions the development would comply with Core Policy 7 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008; Policies T2 and T8 of The Adopted Local Plan for Slough 2004 and the National Planning Policy Framework.

11.0 Impact on Neighbour Amenity

- 11.1 The nearest residential occupiers to the site are located at Pippin Close which are situated facing west/east like the school.
- 11.2 The proposed development is not considered to have an undue impact on the amenity of neighbouring occupiers, as Phase 1 of the development was built opposite flats 50 - 72 on Rutland Avenue.
- 11.3 In terms of impact on neighbour amenity, the proposed development is considered to comply with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008 and the National Planning Policy Framework.

13.0 Process

- 13.1 In dealing with the application, the Local Planning Authority has worked with the applicant in a positive and proactive manner through pre-application discussions. The development is considered to be sustainable and is considered to accord with the requirements of the National Planning Policy Framework.

14.0 Summary

- 14.1 The proposal has been considered against relevant development plan policies, and regard has been had to the comments received from consultees and all other relevant material considerations.

PART C: RECOMMENDATION

15.0 Recommendation

- 15.1 Delegate to the Strategic Lead Planning Policy for formal determination following consideration of the travel plan and statement, completion of a Section 106 Agreement and finalising of conditions.

PART D: LIST OF CONDITIONS

CONDITIONS:

1. The development hereby permitted shall be commenced within three years from the date of this permission.

REASON To prevent the accumulation of planning permissions, and to enable the Council to review the suitability of the development in the light of altered circumstances and to comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby approved shall be implemented only in accordance with the following plans and drawings hereby approved by the Local Planning Authority:

- (a) Drawing No. P-101, Dated 12/08/2013, Recd On 14/08/2013
- (b) Drawing No. P-104, Dated 10/04/2013, Recd On 15/04/2013
- (c) Drawing No. P-105, Dated 10/04/2013, Recd On 15/04/2013
- (d) Drawing No. P-100 Revision A, Dated 10/04/2013, Recd On 27/06/2013
- (e) Drawing No. P-107, Dated 10/04/2013, Recd On 15/04/2013
- (f) Drawing No. P-108, Dated 10/04/2013, Recd On 15/04/2013
- (g) Drawing No. P-109, Dated 10/04/2013, Recd On 15/04/2013
- (h) Drawing No. P-106, Dated 10/04/2013, Recd On 15/04/2013
- (i) Drawing No. P-103 Revision A, Dated 10/04/2013, Recd On 27/06/2013

REASON To ensure that the site is developed in accordance with the submitted application and to ensure that the proposed development does not prejudice the amenity of the area and to comply with the Policies in the Development Plan.

3. Samples of external materials to be used on the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority before the scheme is commenced on site and the development shall be carried out in accordance with the details approved.

REASON To ensure a satisfactory appearance of the development so as not to prejudice the visual amenity of the locality in accordance with Policy EN1 of The Adopted Local Plan for Slough 2004.

4. No development shall begin until details of a scheme (Working Method Statement) to control the environmental effects of construction work has been submitted to and approved in writing by the Local

Planning Authority. The scheme shall include:

- (i) control of noise
- (ii) control of dust, smell and other effluvia
- (iii) control of surface water run off
- (iv) site security arrangements including hoardings
- (v) site lighting
- (vi) proposed method of piling for foundations
- (vii) construction working hours, hours during the construction phase, when delivery vehicles taking materials are allowed to enter or leave the site
- (viii) the route of construction traffic to the development

The development shall be carried out in accordance with the approved scheme or as may otherwise be agreed in writing by the Local Planning Authority.

REASON In the interests of the amenities of the area in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008, and the National Planning Policy Framework.

5. No construction work shall take place outside the hours of 08:00 – 18:00 hrs Monday to Friday, 08:00 - 13:00 hrs on a Saturday and no working at all on Sundays or public holidays.

REASON In the interests of the amenities of the area in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008, and the National Planning Policy Framework.

6. Prior to the development hereby approved first being brought into use, details of the cycle parking provision (including location, housing and cycle stand details) shall be submitted to and approved in writing by the Local Planning Authority. The cycle parking shall be provided in accordance with these details prior to the first occupation of the development and shall be retained at all times in the future for this purpose.

REASON To ensure that there is adequate cycle parking available at the site in accordance with Policy T8 of The Adopted Local Plan for Slough 2004, Core Policy 7 of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008, and the National Planning Policy Framework.

7. Prior to the occupation of the development hereby granted permission, a school travel plan has be submitted to the Local Planning Authority for approval in writing. The plan shall set out targets and monitoring mechanism to ensure compliance with Travel Plan objectives. It should also state the Travel Plan Co-ordinator.who

will take whatever measures necessary to reduce car borne trips to ensure targets are met, based on Slough Borough Council guidance. The travel plan shall set out a five year programme of scheme and initiatives, identified in conjunction with Slough Borough Council and it shall be reviewed on an annual basis with further surveys every two years thereafter.

REASON In order to minimise danger, obstruction and inconvenience to users of the highway, to reduce travel by car in accordance with Core Policy 7 of the Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008, and to meet the objectives of the Slough Integrated Transport Strategy.

8. During the construction phase of the development hereby permitted, there shall be no deliveries to the site during the hours of 08:15 hours to 09:15 and 14:45 hours to 15:45 Mondays to Fridays during term time.

REASON To protect the safety of pedestrians and cyclists using the Cinder Path within the vicinity of the site in accordance with the objectives of Core Policy 7 of the Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008.

9. Prior to the commencement of the development a Construction Management Plan shall be submitted to and approved by the Local Planning Authority. The Plan shall include measures that explain how the Construction Access will be operated and managed throughout its use.

REASON To protect the safety of pedestrians and cyclists using the Cinder Path within the vicinity of the site in accordance with the objectives of Core Policy 7 of the Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008.

10. Finished floor levels set no lower than 31.35m above Ordnance Datum (AOD).

REASON To mitigate the impact of flood risk, in accordance with Core Policy 8 of the Slough local Development Framework, Core Strategy 2006 – 2026 (Adopted December 2008).

11. Flood Resilience Measures, such as construction materials and flood doors installed in the extension (as stated on page 15 of the Flood Risk Assessment and Storm Water Management Plan prepared by KRP Consulting Engineers, Dated June 2013 and revised on 26th July 2013, Received On 29th July 2013).

REASON To mitigate the impact of flood risk, in accordance with Core Policy 8 of the Slough local Development Framework, Core Strategy 2006 – 2026 (Adopted December 2008).

12. The development hereby permitted shall not be commenced until such time as a scheme to provide compensatory flood storage has been submitted to, and approved in writing by, the local planning authority.

The scheme shall be fully implemented and subsequently maintained, in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

REASON To reduce the risk of flooding both on and off site, in accordance with paragraph 100 of the National Planning Policy Framework.

13. No development shall commence until full details of both hard and Soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved before the development is first occupied, or the use hereby approved is commenced. The hard landscaping details shall include proposed finished ground levels or contours; the surfacing material to be used for the car parking area; other vehicle and pedestrian access and circulation areas; and hard surfacing areas. The soft landscape works details shall include planting plans; written specifications; schedules of plants noting species, plant sizes and proposed numbers/densities where appropriate; implementation plan. All hard and soft landscape works shall be carried out in full accordance with the approved details. Any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species.

REASON In the interests of visual and residential amenity.

14. No development shall take place within the site until the applicant, or their agents or their successors in title, has secured and implemented a programme of archaeological work (which may comprise more than one phase of work) in accordance with a written scheme of investigation, which has been submitted to and approved in writing by the Local Planning Authority. The development shall only take place in accordance with the detailed scheme approved pursuant to this condition.

REASON To ensure that any archaeological remains within the site are adequately investigated and recorded or preserved in situ in the interest of protecting the archaeological heritage of the borough.

15. At least 10% of the energy supply of the development shall be secured from decentralised and renewable or low-carbon energy

sources (Paragraphs 93 – 97 of the National Planning Policy Framework). Details and a timetable of how this is to be achieved, including details of physical works on site, shall be submitted to and approved in writing to the Local Planning Authority prior to commencement of the development hereby permitted. The approved details shall be implemented in accordance with the approved timetable and retained as operational thereafter, unless otherwise agreed in writing by the Local Planning Authority.

REASON In order to comply with the requirements of Core Policy 8 of the Slough Local Development Framework, Core Strategy 2006-2026, Development Plan Document, December 2008.

16. Following practical completion of the building hereby permitted, the building shall not be occupied until details of compliance with the Building Research Establishment BREEAM (or subsequent equivalent quality assured scheme) overall 'Very Good' has been achieved.

REASON In order to comply with the requirements of Core Policy 8 of the Slough Local Development Framework, Core Strategy 2006-2026, Development Plan Document, December 2008 and paragraphs 93 – 97 of the National Planning Policy Framework.

INFORMATIVES:

1. With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.
2. Prior to commencing works the applicant will need to enter into a Minor Highway Works Agreement with Slough Borough Council for the implementation of the works in the highway works schedule. The applicant should be made aware that commuted sums will be payable under this agreement for any requirements that burden the highway authority with additional future maintenance costs.
3. It is the view of the Local Planning Authority that the proposed development does improve the economic, social and environmental conditions of the area for the reasons given in this notice and it is in accordance with the National Planning Policy Framework.
4. The development must be so designed and constructed to ensure that surface water from the development does not drain onto the highway or into the highway drainage system.

5. The applicant is advised that if it is intended to use soakaways as the method of dealing with the disposal of surface water then the permission of the Environment Agency will be necessary.
6. The permission hereby granted shall not be construed as authority to obstruct the public highway by the erection of scaffolding, hoarding, skip or any other device or apparatus for which a licence must be sought from the highways authority.
7. The applicant will need to take the appropriate protective measures to ensure the highway and statutory undertakers apparatus are not damaged during the construction of the new building.